

CITY OF SAN ANTONIO

Zoning Commission Agenda

City Council Chambers
First Floor, Municipal Plaza Building
103 Main Plaza

November 6, 2001
Tuesday, 11:30 A.M.

ZONING COMMISSIONERS

Gilbert Kissling – District 1	Christopher Martinez – District 6
Clarence McGowan – District 2	Ernani Falcone – District 7
Vernon Hophan – District 3	Jerry F. Morell – District 8
Robert Garza, Jr. – District 4	James McAden – District 9
Rita Cardenas-Gamez – District 5	John Clamp – District 10
Ralph Mehringer – District Mayor Chairman	

1. **Work Session presentation by staff to discuss the zoning case recommendations for November 6, 2001 and training on Unified Development Code, at 11:30 A.M. “C” Conference Room, 103 Main Plaza, Municipal Plaza Building.**
2. Call to Order – City Council Chambers – 1:00 PM
3. Roll Call
4. Director’s Report
5. Approval of October 16, 2001 minutes.
6. Z2001233 City of San Antonio, Loop 1604 & Lockhill Selma. (*City Council 8*)
7. Z2001138 W. H. Fairer, 5950 Camp Bullis Road. (*City Council 8*)
8. Z2001160 Margaret Persyn Cadena, 10861 FM 471 West. (*City Council 6*)
9. Z2001229 Southton Ranch, Ltd., 13334 Southton Road. (*City Council 3*)
10. Z2001231 Wetmore Thousand Oaks, Ltd., 3400 Block of Thousand Oaks. (*City Council 9*)
11. Z2001234 Mario Aguilar, 145 W. Hart Avenue. (*City Council 5*)
12. Z2001235 City of San Antonio, Timber Hill/Crystal Hill (*City Council 7*)
13. Z2001236 Slay Engineering, 1235 S. General McMullen Dr. (*City Council 6*)

14. Z2001237 S Brundage Management, Loop 1604 and North of New Guilbeau Road.
(*City Council 8*)
15. Z2001238 Eduardo Garcia, 713 & 715 S. Alamo Street. (*City Council 1*)
16. Z2001239 Jay Khadem, Interstate Highway 35 South/Fitch Avenue.
(*City Council 4*)
17. Z2001240 Tinu Patel, 602 Roosevelt Avenue. (*City Council 1*)
18. Z2001241 S Felan & Associates, 3103 W. Commerce Street. (*City Council 5*)
19. Z2001242 Lawrence K. O'Neil, 525 Nolan Street. (*City Council 2*)
20. Z2001243 Kaufman & Associates, Interstate Highway 10 West. (*City Council 8*)
21. Z2001244 Barrett Construction Company, Hutchins Place/Marek Street.
(*City Council 4*)
22. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
23. **ADJOURNMENT.**

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245.

CASE NO: Z2001233

Date: November 6, 2001

Council District: 8

Ferguson Map: 514 F 5

Case Manager : David Arciniega 207-5876

Applicant Name:

City of San Antonio

Owner Name:

Sneckner Partners, Ltd.

Zoning Request: From Temporary "R-1" ERZD Single Family Residence Edwards Recharge Zone District and Temporary "R-1" UC-1 ERZD Single Family Residence Urban Corridor Edwards Recharge Zone District to "C-2" ERZD Commercial Edwards Recharge Zone District and "C-2" UC ERZD Commercial Urban Corridor Edwards Recharge Zone District

Property Location: P-8A, P-8C 23.57 acres of NCB 17700
northside of Loop 1604, east of Lockhill Selma

Proposal: To permanently zone the property to be in compliance with zoning districts created after May 3, 2001.

Neighborhood Association: None

Traffic Impact Statement: Temporary "R-1" is exempt from the TIA at the zoning level.

Staff Recommendation:

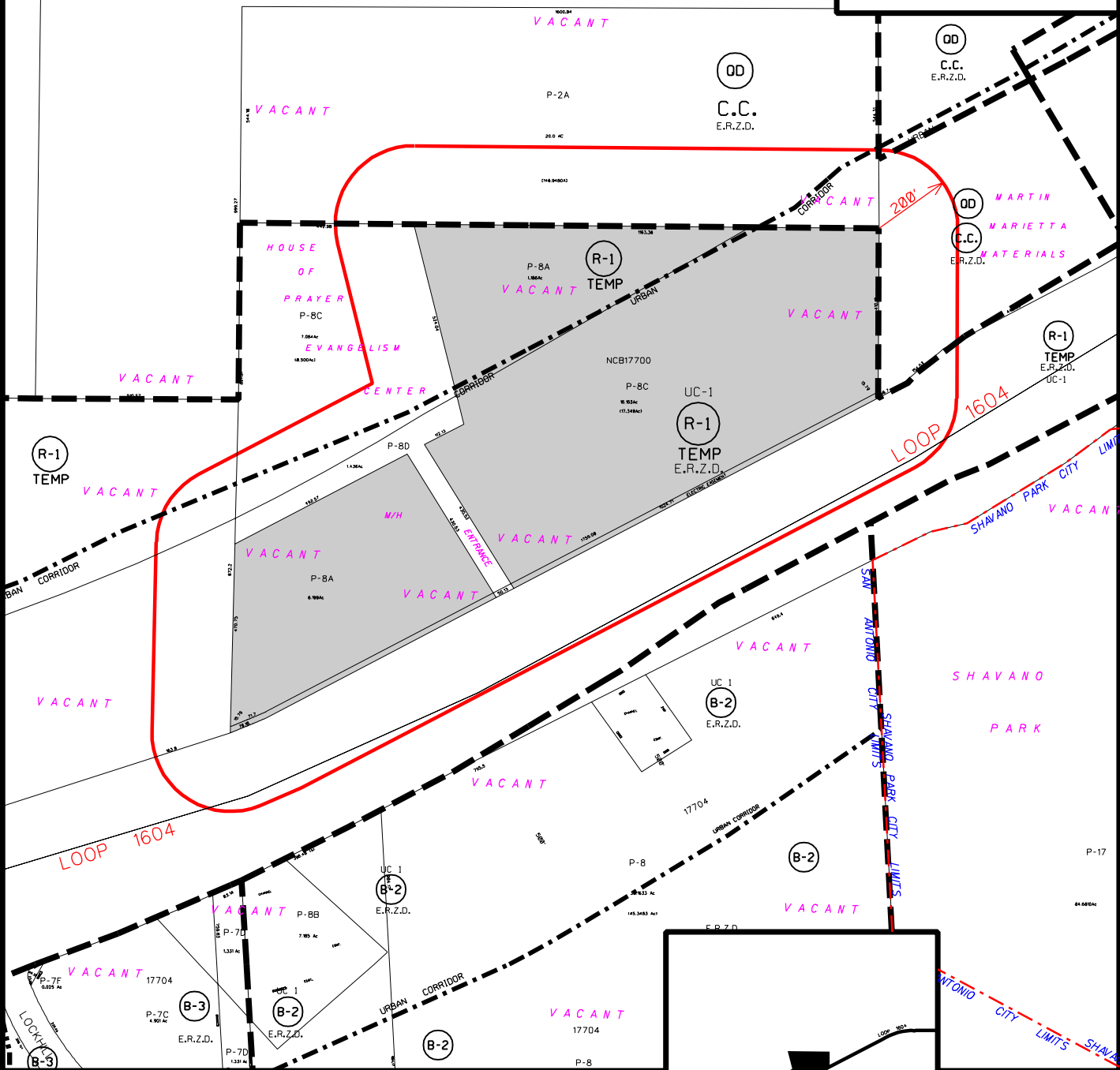
Approval. The subject property is currently a vacant tract of land that fronts on North Loop 1604 Expressway. The subject property is adjacent to "QD" zoning to the north and east. Vacant land to the west is zoned residential."C-2" ERZD and "C-2" UC ERZD zoning is appropriate at this location and will provide commercial uses that will support future development in the area.

NOTICES MAILED

IN OPPOSITION

FINAL

IN FAVOR



ZONING CASE Z2001-233

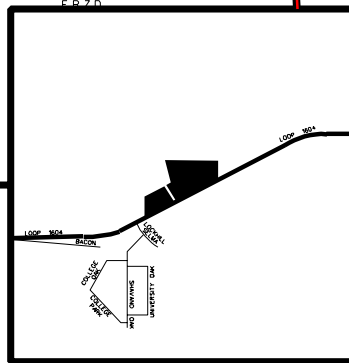
CITY COUNCIL DISTRICT NO: 8

REQUESTED ZONING CHANGE

FROM TEMP "R-1" ERZD TO "C-2" ERZD &
TEMP "R-1" UC-1 ERZD "C-2" UC ERZD

DATE NOV. 6 2001

SCALE 1" = 350'



NORTH

DEPARTMENT OF PLANNING
SAN ANTONIO, TEXAS

CASE NO: Z2001138

FINAL

Date: November 6, 2001

Continuance from July 17, 2001, August 7, 2001,
September 18, 2001 and October 16, 2001

Council District: 8

Ferguson Map: 480 C7

Case Manager : Fred Kaiser 207-7942

Applicant Name:

Owner Name:

W. H. Fairer

W. H. Fairer

Zoning Request: From "R-8" Large Lot Residence District to "O-1" Office District.

Property Location: Lots P5F and P5G NCB 34781

5950 Camp Bullis Road

The property is located on the southside of Camp Bullis Rd. east of W. Tejas Tr.

Proposal: To allow development for office use.

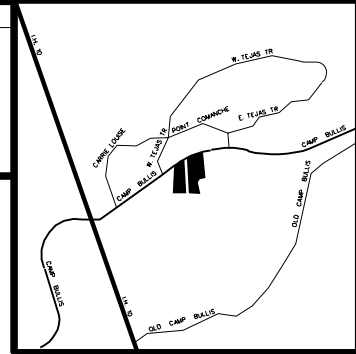
Neighborhood Association: Forest Crest Neighborhood Association

Traffic Impact Statement: A Traffic Impact Analysis was not required.

Staff Recommendation:

Denial. The subject property is shown as single family residential on the Proposed I.H. 10 West Perimeter Plan. The adjacent area is proposed for single family residential. The nearest existing commercial development is on Camp Bullis Rd. west of W. Tejas Trail.

FINAL



SCALE 1" = 250'

DEPARTMENT OF PLANNING
SAN ANTONIO, TEXAS



NORTH

CASE NO: Z2001160

Date: November 6, 2001

Continuance from August 7, 2001, August 21, 2001,
September 4, 2001 and October 2, 2001

Council District: 6

Ferguson Map: 578 B3

Case Manager : Fred Kaiser 207-7942

Applicant Name:

Owner Name:

Margaret Persyn Cadena

Margaret Persyn Cadena

Zoning Request: From Temporary "R-1" Single-Family Residence District to "C-3" Commercial District

Property Location: 3.38 acres out of Lot 8, C.B. 4449 (N.C.B 17635)

10861 FM 471 West

N.W. Corner of Culebra Road and Loop 1604

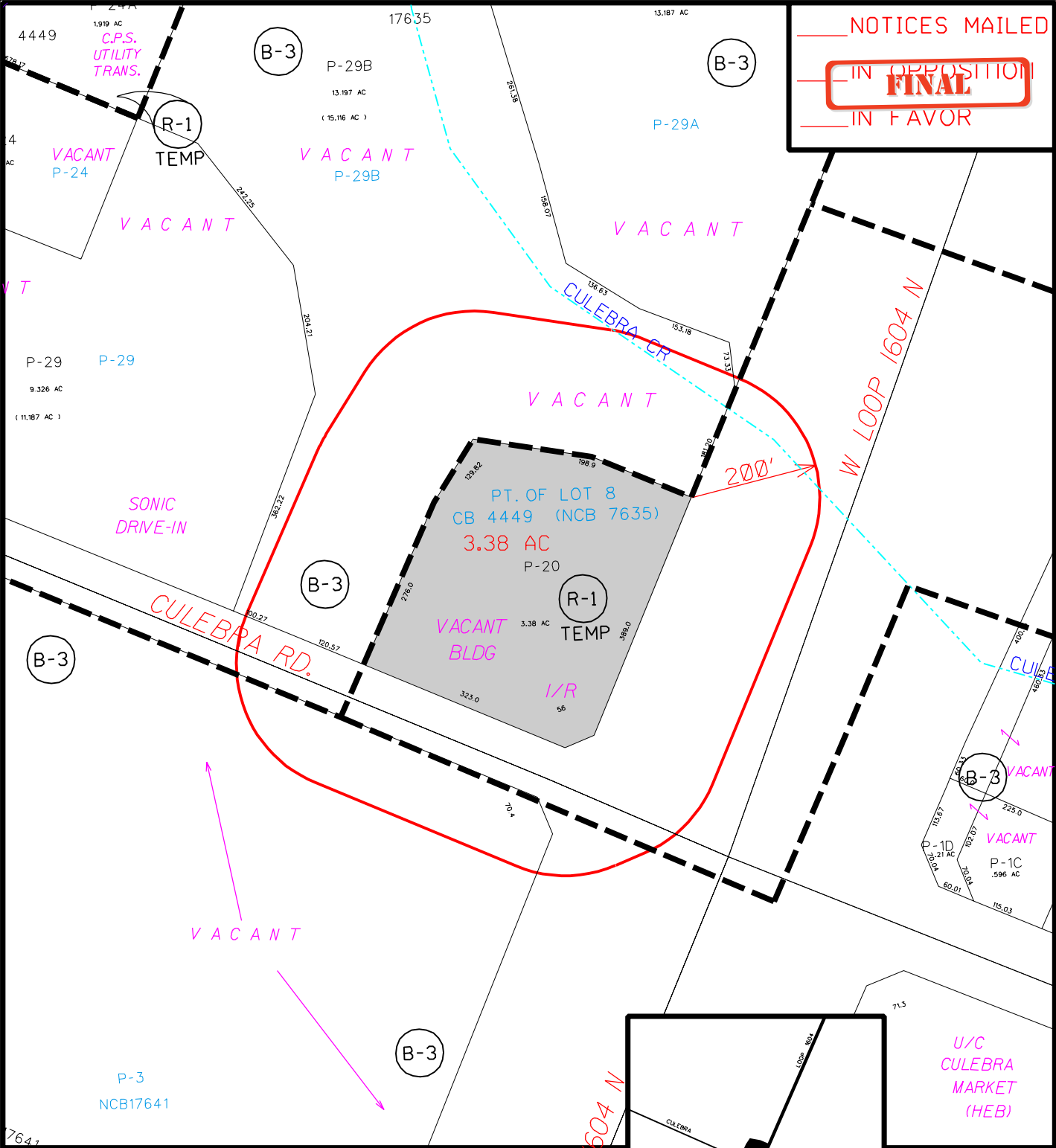
Proposal: Development of a restaurant and other uses to be determined, such as a service station or travel center

Neighborhood Association: None

Traffic Impact Statement: A Traffic Impact Analysis is not required

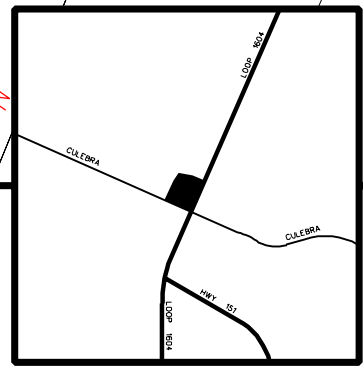
Staff Recommendation:

Approval. The proposal is in keeping with the proposed Culebra Rd./U.S. Hwy 90 Perimeter Plan. The subject property is surrounded by existing "B-3" zoning. The subject property is in the Culebra Rd./ Loop 1604 commercial node.



ZONING CASE Z2001-160

CITY COUNCIL DISTRICT NO: 6
REQUESTED ZONING CHANGE
FROM TEMP "R-1" TO "C-3"
DATE NOV. 6, 2001
SCALE 1" = 200'



U/C
CULEBRA
MARKET
(HEB)



DEPARTMENT OF PLANNING
SAN ANTONIO, TEXAS

p.578

CASE NO: Z2001229

FINAL

Date: November 6, 2001

Continued from October 16, 2001

Council District: 3

Ferguson Map: 718 E 1

Case Manager : David Arciniega 207-5876

Applicant Name:

Owner Name:

Southton Ranch, Ltd.

Southton Ranch, Ltd.

Zoning Request: From "RA" Residence - Agriculture District to "RM 4" Residential Mixed District (96.224 acres) and "MF 25" Multi-Family District (20.647 acres)

Property Location: 116.871 acre tract of land out of NCB 16624
13334 Southton Rd

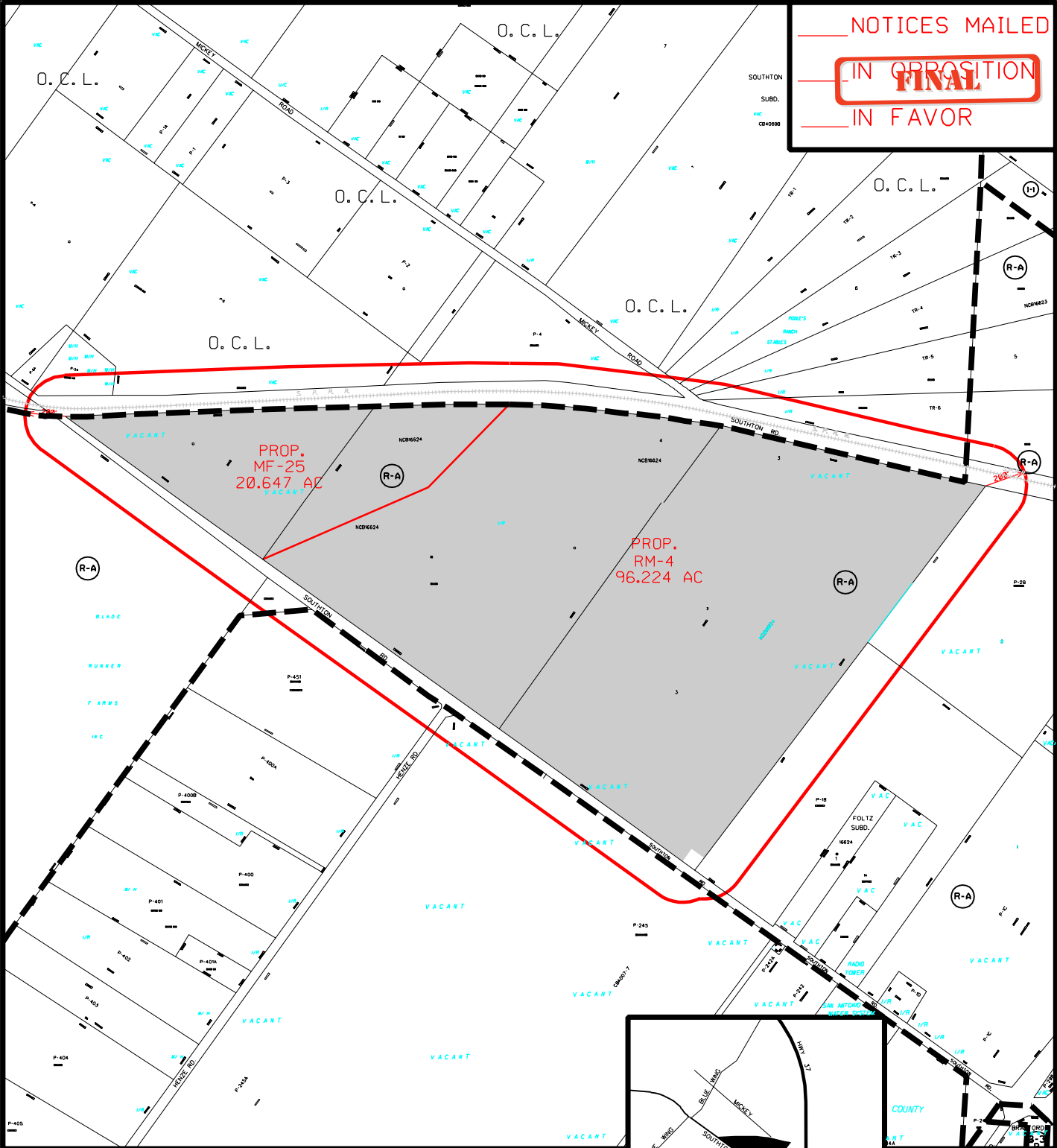
Proposal: Single family and multiple family uses

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis Level 2 was required and completed by the applicant.

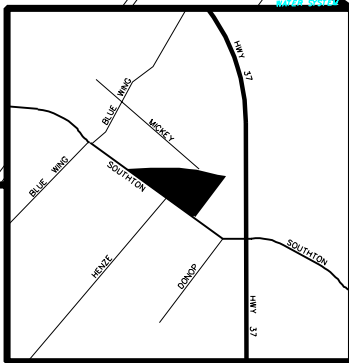
Staff Recommendation:

Approval. The subject property is a large vacant tract of land that is surrounded by vacant land. Vacant land west and east of the subject property is zoned residential. Properties north and south of the subject property are in Bexar County. Multi-family and single family development at this location would provide new affordable housing designed to serve the area and for future development.



NOTICES MAILED
IN OPPOSITION
FINAL
IN FAVOR

ZONING CASE Z2001-229
CITY COUNCIL DISTRICT NO: 3
REQUESTED ZONING CHANGE
FROM "R-A" TO MF-25, RM-4
DATE NOV. 6, 2001
SCALE 1" = 600'



DEPARTMENT OF PLANNING
SAN ANTONIO, TEXAS

CASE NO: Z2001231

FINAL

Date: November 6, 2001

Continuance from October 16, 2001

Council District: 9

Ferguson Map: 518 A8

Case Manager : John Jacks 207-7206

Applicant Name:

Owner Name:

Wetmore Thousand Oaks, Ltd.

Wetmore Thousand Oaks, Ltd.

Zoning Request: From "B-2" Business District to "R-5" Residential Single Family District

Property Location: 4.3819 out of P-45, NCB 13732

3400 Block of Thousand Oaks

Property is located at the intersection of Tavern Oaks and Thousand Oaks Boulevard

Proposal: Proposed single-family subdivision

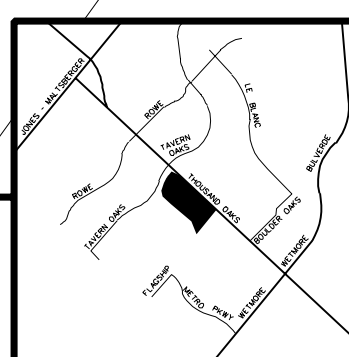
Neighborhood Association: Hunter's Mill NA - Ridgestone NA - Eden HOA

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial. This property is approximately 2.5 miles north of Runway 3, which is a primary runway for San Antonio International Airport. The property is within the 65 DNL noise contours, which are considered significant noise levels by the Federal Aviation Administration. The residential development does not meet the definition of compatible land use as prescribed by Federal Aviation Regulation Part 150.

IN FAVOR



NORTHERN

SCALE 1" = 300'

DEPARTMENT OF PLANNING
SAN ANTONIO, TEXAS

CASE NO: Z2001234

Date: November 6, 2001

Council District: 5

Ferguson Map: 650 D4

Case Manager : Brandon Ross 207-7442

Applicant Name:

Mario Aguilar

Owner Name:

Sonya Heldt Harris

Zoning Request: From "R-1" Single Family Residence District, to "O-1" Office District

Property Location: East 115.08 of Lot 4, Block 2, NCB 7786

145 W Hart Avenue

Northeast corner of West Hart Avenue, and Pleasanton Road

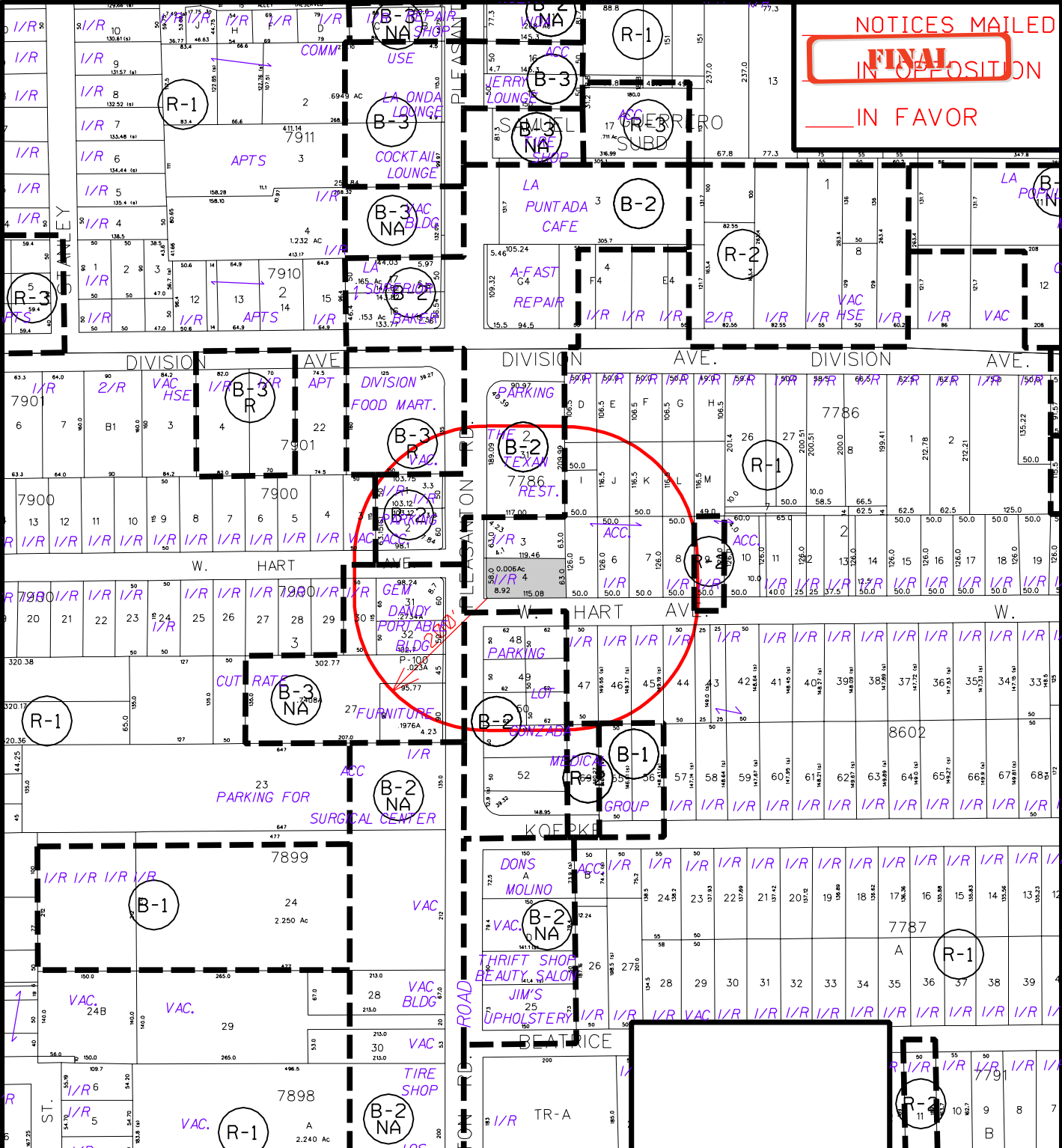
Proposal: Office

Neighborhood Association: None / South Central Community Plan

Traffic Impact Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. This site falls within the South Central Community Plan. The Land Use Plan designates this area as Office / Light Commercial / Medium - High Density Residential (reference Land Use Plan Map 2). The "O-1" district is compatible with the surrounding zoning districts, which include "B-2" and "B-3" Business Districts.



NOTICES MAILED
FINAL
 IN OPPOSITION
 _____ IN FAVOR

ZONING CASE Z2001-234

CITY COUNCIL DISTRICT NO: 5
 REQUESTED ZONING CHANGE
 FROM "R-1" TO "O-1"
 DATE NOV. 6, 2001
 SCALE 1" = 200'



DEPARTMENT OF PLANNING
 SAN ANTONIO, TEXAS

CASE NO: Z2001235

FINAL

Date: November 6, 2001

Council District: 7

Ferguson Map: 579 F6

Case Manager : John Jacks 207-7206

Applicant Name:

City of San Antonio

Owner Name:

Archdiocese of San Antonio

Zoning Request: From "R-1" Single Family Residence District, "B-1" Business District, "B-2" Business District and "B-3R" Restrictive Business District to "R-6 S" Residential Single Family District with Specific Use Authorization for a non-commercial sports complex

Property Location: 56.655 acres out of NCB 18623

Timber Hill/Crystal Hill

Property is generally bounded by Timber Hill Drive and Crystal Hill

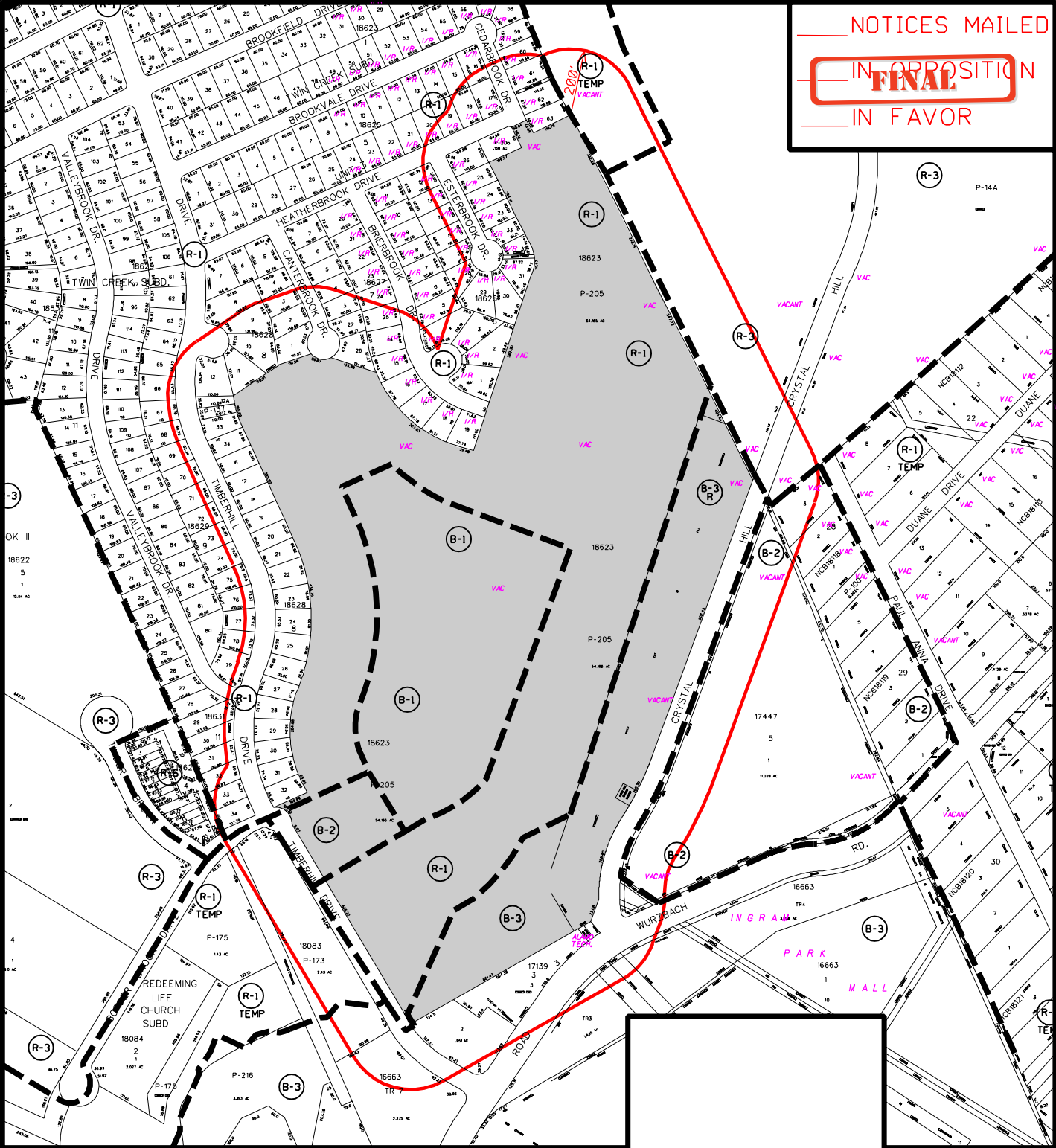
Proposal: Proposed non-commercial sports complex

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis is not required.

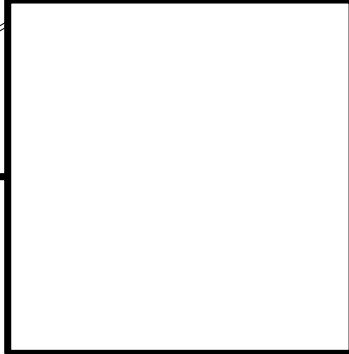
Staff Recommendation:

Approval. The proposed "R-6 S" zoning represents a significant downzoning from the existing "B-1", "B-2" and "B-3R" commercial zoning. The property has adequate access to local collector streets. A youth sports complex will provide a much needed service to the community. Staff recommends the following conditions: The hours of operation on the playing fields shall be limited to 8:00 a.m. - 9:00 p.m., Monday through Thursday, so as not to offend the adjacent residential neighbors.



NOTICES MAILED
IN OPPOSITION
FINAL
IN FAVOR

ZONING CASE **Z2001-235**
CITY COUNCIL DISTRICT NO: 7
REQUESTED ZONING CHANGE
FROM "R-1", "B-1" TO "B-2", "B-3R"
DATE NOV.6, 2001
SCALE 1" = 400'



NORTH

DEPARTMENT OF PLANNING
SAN ANTONIO, TEXAS

CASE NO: Z2001236

FINAL

Date: November 6, 2001

Council District: 6

Ferguson Map: 615 C 7

Case Manager : David Arciniega 207-5876

Applicant Name:

Slay Engineering, Roger Lawhead

Owner Name:

George Nalle

Zoning Request: From "B-2" Business District to "C-3 NA" Commercial Non Alcoholic Sales District

Property Location: Lot 5, NCB 8535

1235 S General McMullen Dr

Proposal: Self service car wash

Neighborhood Association: None

Traffic Impact Statement: A Level 1 TIA report has been issued and approved for zoning.

Staff Recommendation:

Approval. The subject property is currently vacant and zoned "B-2" and fronts on South General McMullen Drive, a primary arterial on the Major Thoroughfare Plan. The subject property has "B-3" zoning to the north, "B-3 NA" zoning to the south, "O-1" zoning to the west and "JJ" zoning to the east. The "C-3 NA" zoning request is consistent with the surrounding zonings and land uses in the area.

IN FAVOR

18.8764 Ac

SHOPPING

M A L L

VACANT

DAIRY
8
0.445 Ag
QUEEN

CERALVO

JUANITA

ALDAMA

AMAYA CALLE

SCALE 1" = 200'

DEPARTMENT OF PLANNING
SAN ANTONIO, TEXAS

C-7

NORTH

p.615

CASE NO: Z2001237S

FINAL

Date: November 6, 2001

Council District: 8

Ferguson Map: 546 E5

Case Manager : Catherine Tinnemeyer 207-5889

Applicant Name:

Brundage Management

Owner Name:

Thomas O. Brundage

Zoning Request: From "B-3 R" Restrictive Business District to "C-3 S" Commercial District with a Specific Use Permit for a Mini-Storage facility on a site of 3.134 acres.

Property Location:

Loop 1604 and north of New Guilbeau Rd

Proposal: Mini-storage

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

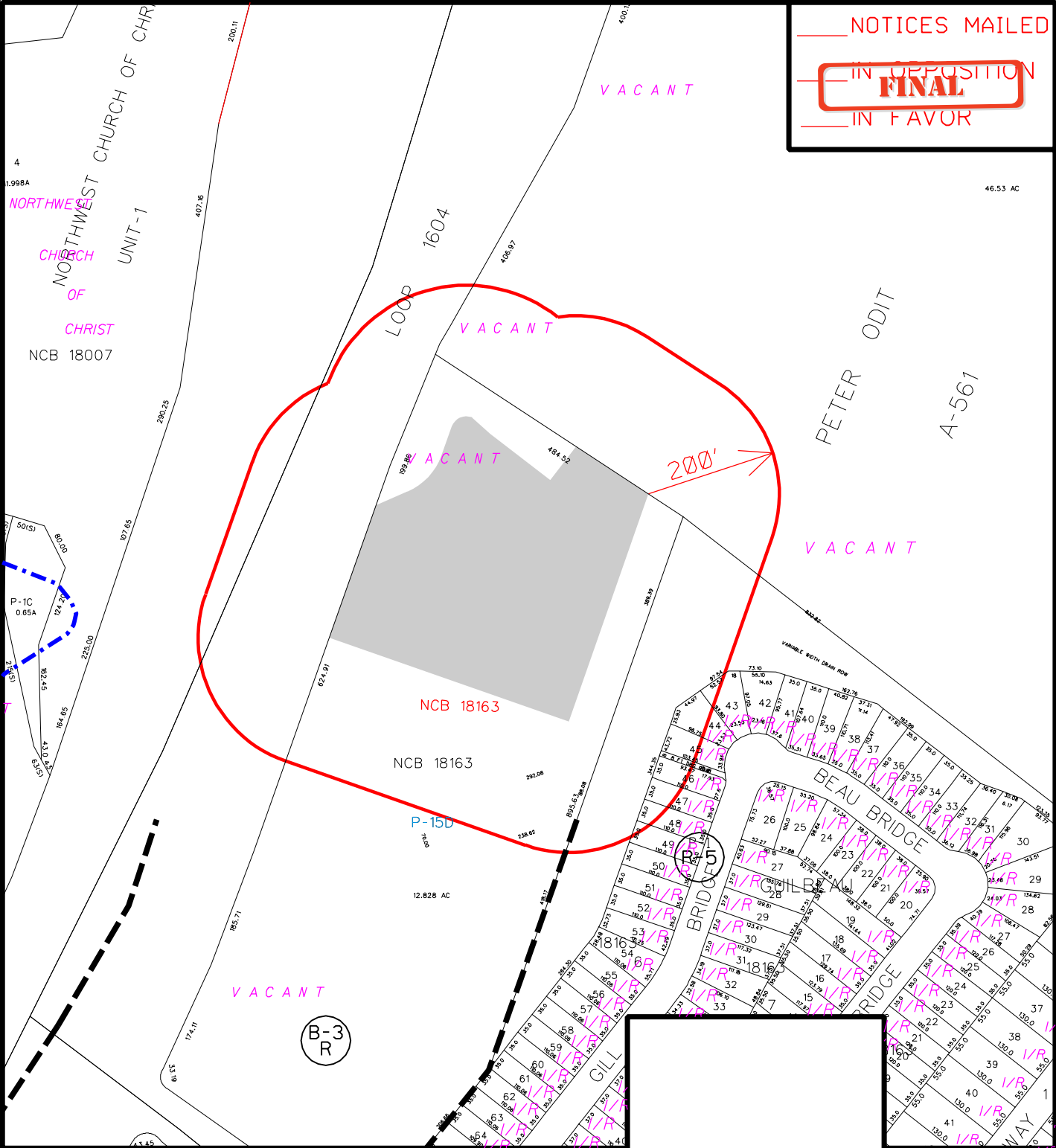
Denial of requested and approval of "C-3 R S" Restrictive Commercial District with a Specific Use Permit for a Mini-Storage facility on a site of 3.134 acres. This site falls within the Northwest Community Plan. The Land Use Plan designates this area as residential (reference Land Use Map, page 3). However the subject property is currently zoned for business use. Mini-storage is permitted in "C-3" with an acreage of equal or less than 2.5 acres. The subject property is 3.134 acres. Drainage easement to the west will act as a buffer between the existing residential uses and the proposed commercial use.

NOTICES MAILED

IN OPPOSITION

FINAL

IN FAVOR



ZONING CASE **Z2001-237**

CITY COUNCIL DISTRICT NO: **8**

REQUESTED ZONING CHANGE

FROM "B-3R" TO "C-3" SUP

DATE NOV. 6, 2001

SCALE 1" = 200'



NORTH

DEPARTMENT OF PLANNING
SAN ANTONIO, TEXAS

p.546

CASE NO: Z2001238

FINAL

Date: November 6, 2001

Council District: 1

Ferguson Map: 616 F 6

Case Manager : Brandon Ross 207-7442

Applicant Name:

Eduardo Garcia

Owner Name:

San Antonio S Group, Inc.

Zoning Request: "B-3 R" Restrictive Business District, to "C-3" Commercial District

Property Location: Lots 46, A-46 and A-48, Block 0, NCB 903

713 & 715 S. Alamo Street

West side of Alamo Street north of intersection with Presa Street

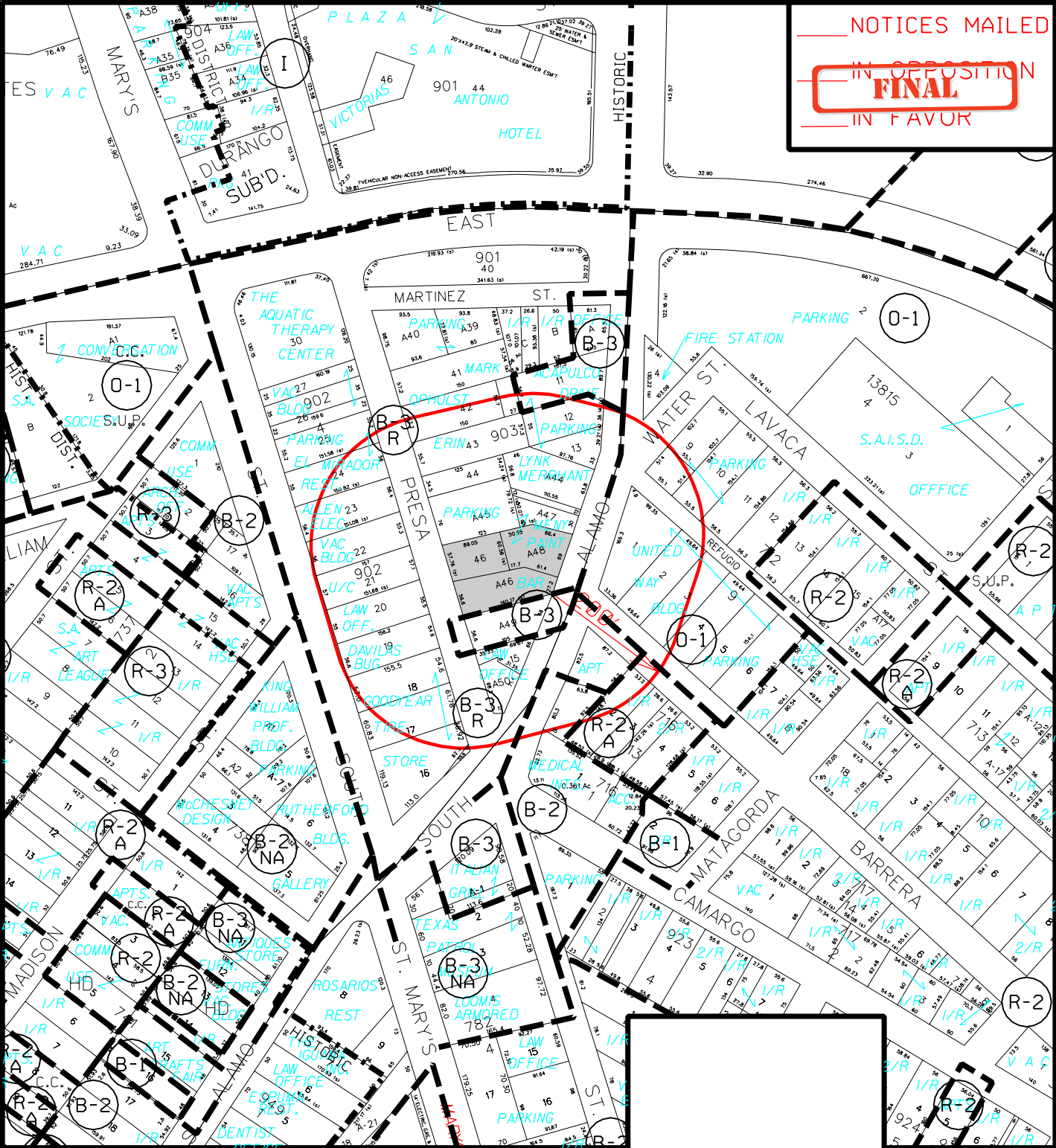
Proposal: Bar and Glass Art Studio

Neighborhood Association: Lavaca Neighborhood Association; South Riverbend Neighborhood Plan,
Lavaca Neighborhood Plan

Traffic Impact Statement: A traffic impact analysis is not required

Staff Recommendation:

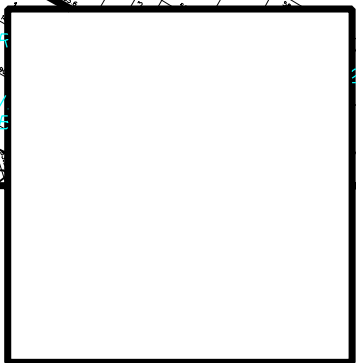
Approval of "C-3" Commercial District. This site falls within the Lavaca Neighborhood Plan. The Lavaca Land Use Plan designates this area as mixed use Commercial and Residential (reference pages 41). The proposed district and use is compatible with the surrounding land uses and zoning districts, which include "B-3" and "B-3 R" Business Districts, and "O-1" Office District.



NOTICES MAILED
IN OPPOSITION
FINAL
IN FAVOR

ZONING CASE Z2001-238

CITY COUNCIL DISTRICT NO: 1
REQUESTED ZONING CHANGE
FROM "B-3R" TO "C-3"
DATE NOV. 6, 2001
SCALE 1" = 200'



DEPARTMENT OF PLANNING
SAN ANTONIO, TEXAS

CASE NO: Z2001239

FINAL

Date: November 6, 2001

Council District: 4

Ferguson Map: 650 B5

Case Manager : Fred Kaiser 207-7942

Applicant Name:

Jay Khadem

Owner Name:

Jay Khadem

Zoning Request: From "B-2 NA" Business Non-Alcoholic Sales District to "C-3" Commercial District

Property Location: Lot 549, NCB 7883

Interstate Highway 35

Located on the Interstate Highway 35 frontage road approximately 120 feet south of Fitch Avenue.

Proposal: To permit a used car lot

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial. "C-3" Commercial zoning should be located at the intersection of arterial streets and freeways. Subject property is adjacent to single-family homes.

FINAL



CASE NO: Z2001240

FINAL

Date: November 6, 2001

Council District: 1

Ferguson Map: 650 F 1

Case Manager : David Arciniega 207-5876

Applicant Name:

Tinu Patel

Owner Name:

Tinu Patel

Zoning Request: From "B" Residence District and "J" Commercial District to "C-3" Commercial District

Property Location: 0.4738 acre tract of Lot 6 and Lot 7, Block 3, NCB 3122

602 Roosevelt Ave.

Proposal: Operate a Motel

Neighborhood Association: Riverside Neighborhood Association

Traffic Impact Statement: A traffic impact analysis is not required

Staff Recommendation:

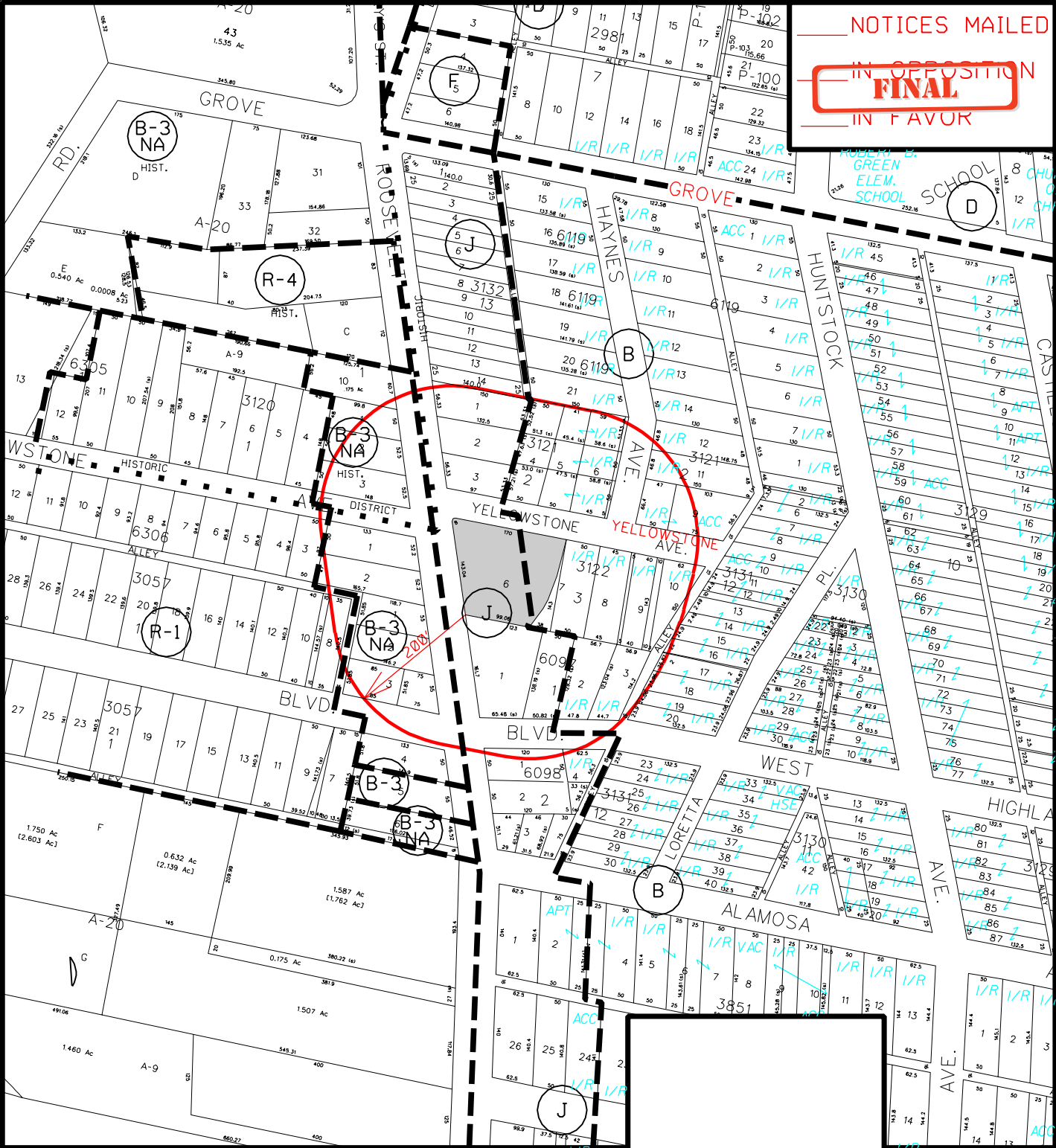
Denial as requested and approval of "C-3" for the west 122' of lot 6 and "C-2 - S" for the remaining portion of the subject property. The subject property is partially zoned commercial and has commercial zoning to the north, south and west. The South Central San Antonio Community Plan recommends economic development for vacant land and buildings. "C-3" and "C-2 S" is a downzoning from "J", furthermore, the location is compatible with the current uses and zonings in this area. Commercial development at this location is encouraged on a major thoroughfare, such as Roosevelt Avenue.

NOTICES MAILED

IN OPPOSITION

FINAL

IN FAVOR



ZONING CASE **Z2001-240**

CITY COUNCIL DISTRICT NO: 1

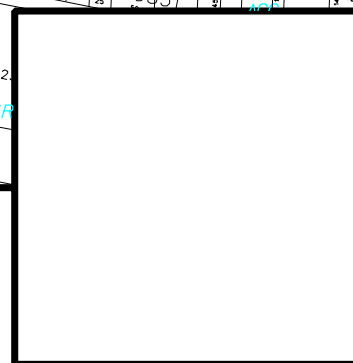
REQUESTED ZONING CHANGE

FROM ?

TO "C-3"

DATE NOV. 6, 2001

SCALE 1" = 200'



NORTH

DEPARTMENT OF PLANNING
SAN ANTONIO, TEXAS

CASE NO: Z2001241S

FINAL

Date: November 6, 2001

Council District: 5

Ferguson Map: 615 F 4

Case Manager : David Arciniega 207-5876

Applicant Name:

Felan & Assoc.

Owner Name:

Max Saucedo

Zoning Request: From "H" Local Retail District to "C-3 NA-S" Commercial Non Alcoholic Sales District with a Specific Use Permit for auto paint and body shop

Property Location: Lot 19, 20, 21, 22 Block 2 NCB 2287

3103 W. Commerce Street

Proposal: Auto paint & body facility

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis is not required

Staff Recommendation:

Denial. This portion of W. Commerce Street is zoned "H" Local Retail District, having a mixture of residential and some local retail uses. The request for an auto paint and body shop adjacent to residential uses is inappropriate at this location. Allowing light industrial use at this location is not consistent with the uses in the area.

IN FAVOR

DEPARTMENT OF PLANNING
SAN ANTONIO, TEXAS

CASE NO: Z2001242

FINAL

Date: November 6, 2001

Council District: 2

Ferguson Map: 617 A4

Case Manager : John Jacks 207-7206

Applicant Name:

Lawrence K. O'Neill

Owner Name:

Lawrence K. O'Neill

Zoning Request: From "R-2 HD" Two Family Residence, Historic District to "O-1 HD" Office, Historic District

Property Location: Lot 16, Block 19, NCB 546

525 Nolan Street

Property is located at the intersection of Nolan Street and Mesquite Street

Proposal: Office Uses

Neighborhood Association: Dignowitty Hill Neighborhood Association

Traffic Impact Statement: A traffic impact analysis is not required

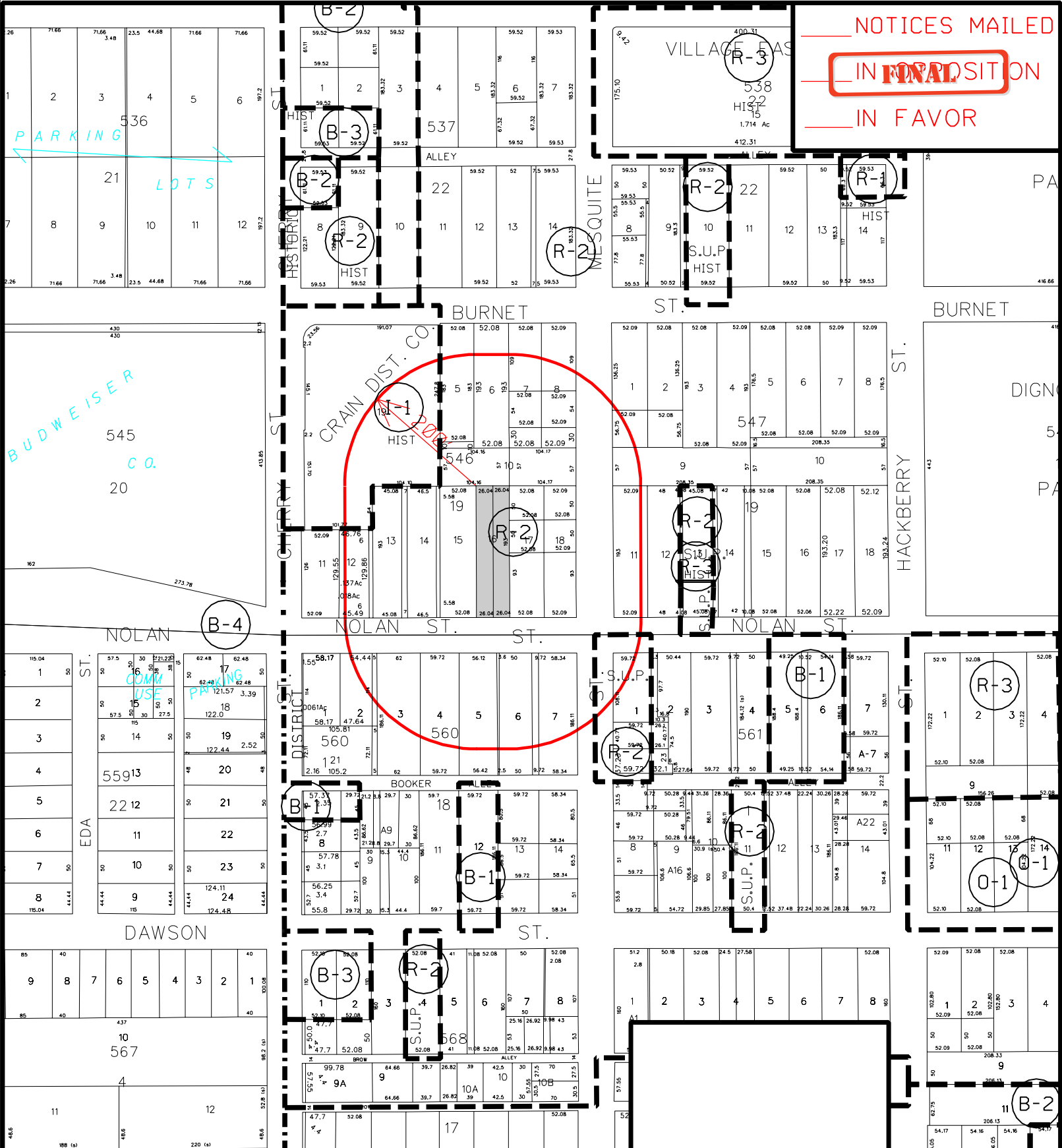
Staff Recommendation:

Denial. This site falls within the Downtown Neighborhood Plan. The Land Use Plan designates this area as residential (page 11). The Downtown Neighborhood Plan recommends residential infill and housing rehabilitation to maintain the neighborhood character. The proposed zoning is incompatible with the surrounding residential zoning and uses.

NOTICES MAILED

IN FINAL POSITION

IN FAVOR



ZONING CASE Z2001-242

CITY COUNCIL DISTRICT NO:2

REQUESTED ZONING CHANGE

FROM "R-2" TO "O-1"

DATE NOV. 6, 2001

SCALE 1" = 200'



A-4

NORTH

DEPARTMENT OF PLANNING
SAN ANTONIO, TEXAS

CASE NO: Z2001243

FINAL

Date: November 6, 2001

Council District: 8

Ferguson Map: 479 F3

Case Manager : Fred Kaiser 207-7942

Applicant Name:

Kaufman & Associates

Owner Name:

Jimi Ellis (Trustee)

Zoning Request: From Temporary "R-1 UC-1" Single-Family Residence Urban Corridor District to "O-2 UC-1" Office Urban Corridor District (2.460 acres) and "C-2 UC-1" Commercial Urban Corridor District (1.540 acres)

Property Location: 4.0 acres out of NCB 34730

Interstate Highway 10 West

Interstate Highway 10 West frontage road approximately 1253.0 feet south of Cielo Vista Drive

Proposal: Office and Restaurant Use

Neighborhood Association: Cielo Vista Neighborhood Association

Traffic Impact Statement: Temporary "R-1" is exempt from the TIA at the zoning level.

Staff Recommendation:

Approval. The property fronts on the Interstate Highway 10 West Expressway frontage road. The proposal for office and restaurant use is a logical extension of the existing pattern of I.H. 10 development. This approval assumes that the Owner will provide restrictive covenants protecting the environmental characteristics of the tract and prohibiting access to or from Cielo Vista Drive.

~~IN FAVOR~~
IN FAVOR



DEPARTMENT OF PLANNING
SAN ANTONIO, TEXAS



CASE NO: Z2001244

FINAL

Date: November 6, 2001

Council District: 4

Ferguson Map: 681 E2

Case Manager : Catherine Tinnemeyer 207-5889

Applicant Name:

Barrett Construction Co., c/o Denton
Development Co.

Owner Name:

Barrett Construction Co.

Zoning Request: From "I-1" Light Industry District to "R-5" Residential Single-Family District

Property Location: 58.38 acres of NCB 11186

Hutchins Pl/Marek St.

The south side of the extension of Hutchins Place 470' west of Marek St.

Proposal: Single family dwellings

Neighborhood Association: Owners Association of Lago Vista, Patton Tareyton Tempo
Neighborhood Association, South Southwest

Traffic Impact Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval with 50 feet of "O-1" Office District between "I-1" Light Industrial District to the northwest and the proposed "R-5" Residential Single-Family District to the southwest. "R-5" zoning is consistent with the residential development pattern of the area. Vacant land to the east, south and west is zoned residential. "R-5" is a downzoning from "I-1."

IN FINAL FAVOR



DEPARTMENT OF PLANNING
SAN ANTONIO, TEXAS